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OFFICE OF THE SHERIFF

Lake County, Illinois

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Foreclosure Research

The Sheriff's Office recommends researching all available files prior to bidding at a foreclosure sale.

1. Files pertaining to foreclosure sales can be found at the Clerk of the Circuit Court Office, 18 N. County Street (Basement), Waukegan Illinois. You must provide the clerk with the case number of the property you are interested in before you can study the file.
2. Additional research is recommended at the Recorder of Deeds Office, 18 N. County Street (2nd Floor), Waukegan to see if there are any taxes due or liens filed against the property. You may be subject to these liens or unpaid taxes if you purchase the property. To conduct this research you will need to provide the PIN number.
3. Foreclosure sales are held every Tuesday and Thursday excluding holidays at 9:00 a.m. in the Sheriff's Conference Room adjacent to the main lobby of the Sheriff's Office, 25 South Martin Luther King Jr. Avenue, Waukegan, Illinois. Please check <http://www.lakecountyil.gov/Sheriff/services/Foreclosures.htm> for opening bids submitted no later than two business days prior to the sale, as we will not have bids any sooner than that time. Foreclosure is located under Judicial Sales on the website.
4. To further assist in your research, the Sheriff's Office issues a Foreclosure List at <http://apps01.lakecountyil.gov/sheriff/foreclosure/> on this website with the date the sale will be held, the case number, the address of the property and the name and telephone number of the attorney handling the case, as well as, opening bids the day before the sale.
5. As mandated by state statute, foreclosure notices are published in the local newspaper for three (3) consecutive weeks prior to sale.
6. Terms of all sales are "cash," in the form of cash, cashiers check, or certified check. Third-party bidders must have ten percent (10%) of the amount they are bidding in hand at the time they make their bid. If the bid is successful, the balance is due within two business days or the following Tuesday.
7. The bid check must be made out to you (the buyer). If you are the successful bidder you will then endorse the check to "Sheriff of Lake County." The balance due check must be made out to "Sheriff of Lake County."
8. A deed will be issued after the sale has been approved by a judge. This occurs approximately one week after the sale.
9. Viewing of the property is prohibited unless invited by the present owner/occupant.